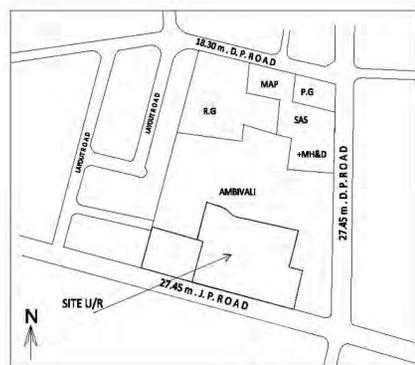


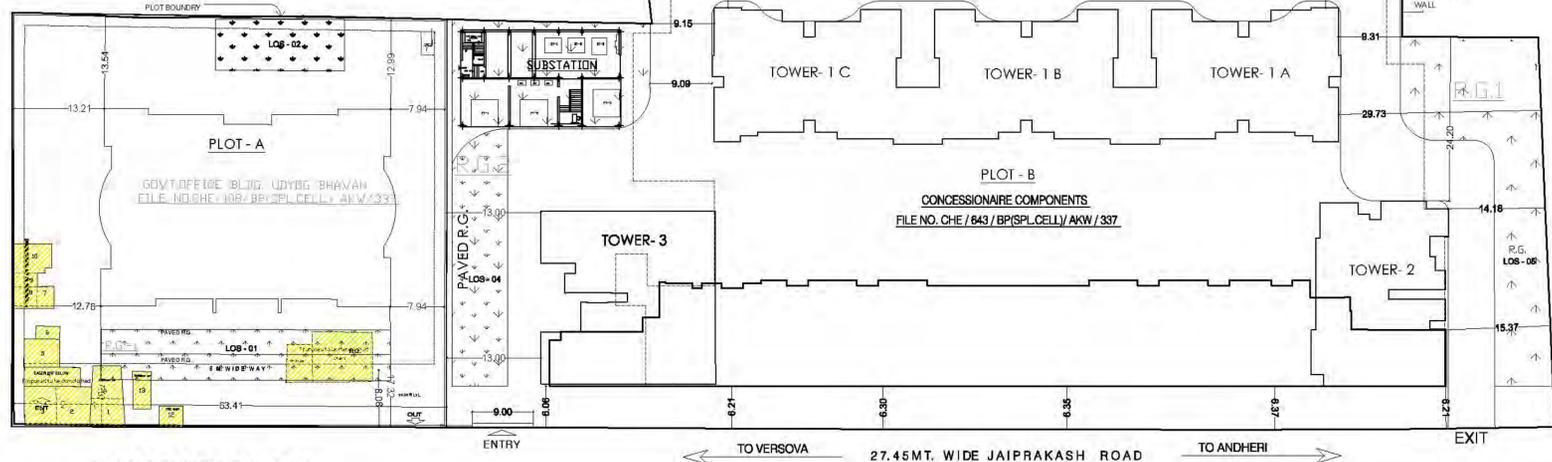
PLOT AREA DIAGRAM

SCALE = 1:500

- 1) TOTAL PLOT AREA AS PER M.R. PLAN = 18785.00 SQ.MT.
- 2) LAYOUT R.G. AREA AS PER M.R. PLAN = 3754.20 SQ.MT.
- 3) PLOT AREA AS PER M.R. PLAN PLOT NO-(2+4+6+7) = 16030.80 SQ.MT.
- 4) UDYOG BHAVAN PLOT - A = 3890.48 SQ.MT.
- 5) SALE BLDG. PLOT - B AREA (3-4) = 11140.32 SQ.MT.



LOCATION PLAN
SCALE: 1:4000



LAYOUT PLAN
Scale 1:500

PLOT AREA CALCULATION (TRIANGULATION)

GOVERNMENT PLOT 'A'

SUB PLOT - A AREA CALCULATION (UDYOG BHAVAN)

1	1/2 X 24.06 X 0.45 X 1 NO	=	5.41	SQ.MT.
2	1/2 X 66.10 X 22.41 X 1 NO	=	740.65	SQ.MT.
3	1/2 X 71.72 X 10.86 X 1 NO	=	389.44	SQ.MT.
4	1/2 X 71.72 X 5.20 X 1 NO	=	186.47	SQ.MT.
5	1/2 X 68.85 X 18.86 X 1 NO	=	649.26	SQ.MT.
6	1/2 X 64.27 X 7.96 X 1 NO	=	255.79	SQ.MT.
7	1/2 X 64.27 X 26.16 X 1 NO	=	840.65	SQ.MT.
8	1/2 X 62.19 X 3.71 X 1 NO	=	115.36	SQ.MT.
9	1/2 X 62.19 X 14.23 X 1 NO	=	442.48	SQ.MT.
10	1/2 X 35.19 X 15.06 X 1 NO	=	264.98	SQ.MT.
TOTAL PLOT AREA				= 3890.48

CONCESSIONAIRE PLOT 'B'

SUB PLOT - B AREA CALCULATION

1	1/2 X 60.91 X 18.29 X 1 NO	=	557.02	SQ.MT.
2	1/2 X 60.91 X 14.47 X 1 NO	=	440.68	SQ.MT.
3	1/2 X 59.12 X 21.38 X 1 NO	=	631.99	SQ.MT.
4	1/2 X 72.92 X 10.98 X 1 NO	=	400.33	SQ.MT.
5	1/2 X 18.45 X 8.13 X 1 NO	=	75.00	SQ.MT.
6	1/2 X 76.21 X 18.41 X 1 NO	=	625.30	SQ.MT.
7	1/2 X 81.37 X 12.27 X 1 NO	=	499.20	SQ.MT.
8	1/2 X 87.19 X 72.58 X 1 NO	=	3164.13	SQ.MT.
9	1/2 X 88.38 X 7.85 X 1 NO	=	348.89	SQ.MT.
10	1/2 X 83.29 X 14.77 X 1 NO	=	615.10	SQ.MT.
11	1/2 X 76.35 X 12.71 X 1 NO	=	485.20	SQ.MT.
12	1/2 X 73.30 X 3.58 X 1 NO	=	131.21	SQ.MT.
13	1/2 X 72.77 X 13.33 X 1 NO	=	485.01	SQ.MT.
14	1/2 X 20.36 X 9.82 X 1 NO	=	99.97	SQ.MT.
15	1/2 X 55.58 X 5.71 X 1 NO	=	158.88	SQ.MT.
16	1/2 X 38.49 X 4.17 X 1 NO	=	78.08	SQ.MT.
17	1/2 X 61.78 X 8.97 X 1 NO	=	277.08	SQ.MT.
18	1/2 X 59.55 X 10.47 X 1 NO	=	311.74	SQ.MT.
19	1/2 X 65.19 X 25.27 X 1 NO	=	823.95	SQ.MT.
20	1/2 X 65.19 X 18.90 X 1 NO	=	616.05	SQ.MT.
21	1/2 X 60.10 X 2.61 X 1 NO	=	78.43	SQ.MT.
22	1/2 X 60.10 X 8.78 X 1 NO	=	263.84	SQ.MT.
TOTAL ADDITION				= 11162.88

DEDUCTIONS

1	2/3 X 11.02 X 1.68 X 1 NO	=	12.34	SQ.MT.
2	2/3 X 13.33 X 1.15 X 1 NO	=	10.22	SQ.MT.
TOTAL DEDUCTION				= 22.56
TOTAL PLOT AREA [X - Y1]				= 11140.32

L.O.S. PLOT

LAYOUT R.G. AREA CALCULATION

1	1/2 X 40.16 X 13.93 X 1 NO	=	278.71	SQ.MT.
2	1/2 X 40.16 X 9.08 X 1 NO	=	182.33	SQ.MT.
3	1/2 X 91.84 X 36.16 X 1 NO	=	1680.47	SQ.MT.
4	1/2 X 91.84 X 5.48 X 1 NO	=	251.64	SQ.MT.
5	1/2 X 78.24 X 23.38 X 1 NO	=	914.78	SQ.MT.
6	1/2 X 38.09 X 11.04 X 1 NO	=	210.26	SQ.MT.
7	2/3 X 11.02 X 1.68 X 1 NO	=	12.93	SQ.MT.
8	1/2 X 37.46 X 18.32 X 1 NO	=	343.13	SQ.MT.
TOTAL ADDITION				= 3855.25

DEDUCTIONS

1	2/3 X 27.71 X 5.47 X 1 NO	=	101.05	SQ.MT.
TOTAL DEDUCTION				= 101.05
TOTAL BUILT UP AREA [X - Y1]				= 3754.20

LAYOUT OPEN SPACE AREA CALCULATION

SUBPLOTS	PLOT AREA	Proposed 15% Open Space in LOS Plot Admeasuring 3754.20	Proposed 10% Open Space
SUB PLOT - A	4577.04	686.556	LOS - 01 315.06 LOS - 02 142.66
TOTAL	4577.04	686.556	457.72
SUB PLOT - B	13106.26	1965.939	LOS - 04 590.32 LOS - 05 755.06
TOTAL	13106.26	1965.939	1345.38

Note: Balance Open Space i.e 3754.20 - 2652.48 = 1101.72 sq.mt. forms part of 15% L.O.S. of larger layout approved u/no. - CE/1585/BS/1/LOKWN Dt. 14 July 2003

AS PER LATEST APPROVED GOVT. LAYOUT U/NO CE/1585/BS/1/LOKWN Dt. 14 July 2003

PLOT NOS.	PROP. AREA	ADD. ROAD FSI OF LAYOUT	ADD. ROAD FSI OF PLOT NO 3	NET FSI (PROP)
2	1185.71	NIL	-	1185.71
4	4200.62	644.73	-	4845.35
6	4200.62	644.73	-	4845.35
7	4200.62	644.73	-	4845.35
TOTAL	13787.57	1894.19	-	15781.76

PROFORMA A - Area Statement

Sr. No.	Particulars	Sq.mt.
1	Area of Plot	18785.00
a)	Area of Reservation in Plot	0.00
b)	Area of Road Set back	0.00
c)	Area of DP Road	0.00
2	Deductions for	
A)	For reservation/road area	
a)	Road set back to be handed over	0.00
b)	Proposed DP Road to be handed over (100%)	
c)	Reservation Area (plot) to be handed over	
B)	For Amenity area	
C)	Deductions for existing built up area to be retained	
3	Total Deductions	
4	Net Area of plot	18785.00
a)	Plot Area for Subplot 'A' for Udyog Bhavan	3890.48
Balance plot area sub-plot 'B' including		
b)	Layout O.S. adm. 3754.20 sq.mt.)	14894.52
Balance notional Subplot excluding Layout		
c)	O.S. Adm. 3754.20 sq.mt.)	11140.32
d)	Balance LOS of Larger Layout	0.00
5	Plot Area under Development	3890.48
Plot Area for FSI calculations considering		
6	15% RG in LOS.	4577.04
7	Zonal (basic) FSI (1)	1.00
u/no CE/1585/BS/1/LOKWN dt. 14/07/2003 and approval u.no. MCP/5003 dt. 04/06/2015 (Layout road benefit distribution)		
8		464.88
9	Permissible BUA	5041.92
Subplot 'A' Govt. Bldg. Udyog Bhavan		Notional Subplot 'B' Concessionaire
	3890.48	11140.32

NOTE : - Note: This government plot is part of larger layout admeasuring plot area 80306 sq. mt. (CTS No. 833(pt.). Entire layout is approved by MCGM wide letter no. ce/1585/bsiws/lokwn dt. 14/7/2003 15% deductible layout R.G. of the entire layout is approved at three locations of which part admeasuring 3754sqm. is on Govt. & Developers plot, since deductible R.G. is for entire layout it also includes deductible R.G. portion for Udyog Bhavan plot U/R, ie 15%% of 4515 = 677.255 sqm. ∴ net plot area 4515 - 677.25 = 3837.75 sqm., Whereas proposed net plot area is 3890.48 sqm for Udyog Bhavan.

DRAFT PLAN FOR REFERENCE

AKHARE NILESH BADRIKISHOR

Panchal Parash Suryakant

Digitally signed by AKHARE NILESH BADRIKISHOR
DN: cn=AKHARE NILESH BADRIKISHOR, o=AKHARE NILESH BADRIKISHOR, ou=AKHARE NILESH BADRIKISHOR, email=akhare.nilesh@rediffmail.com, c=IN, postalCode=400002, st=Maharashtra, serialNumber=001, cn=AKHARE NILESH BADRIKISHOR
Date: 2019.02.25 15:17:10 +05'30'

Digitally signed by Panchal Parash Suryakant
Date: 2019.02.25 17:08:44 +05'30'

S.E.(B.P.) SPL CELL A.E.(B.P.) SPL CELL E.E.(B.P.) SPL CELL

PROFORMA 'B'

CONTENTS OF SHEET

LAYOUT PLAN, LOCATION PLAN, PARKING AREA STATEMENT, SUMMARY, PLOT AREA CALCULATION, DIAGRAM

DESCRIPTION OF PROPOSAL

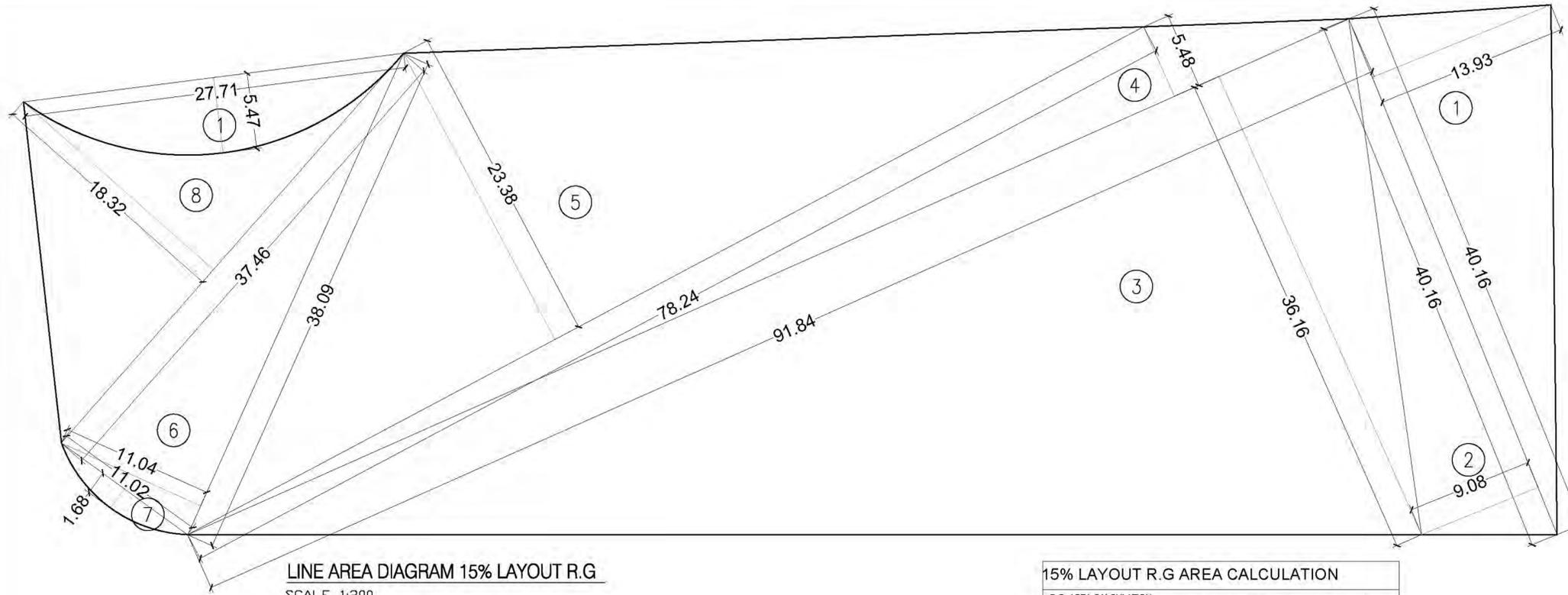
PROPOSED LAYOUT ON PLOT BEARING C.T.S NO 833 (PT) OF VILLAGE AMBIVALI KNOWN AS MUDRAN KAMGAR NAGAR J.P. ROAD ANDHERI (W)

OFFICE OF THE CHIEF ARCHITECT
MAHARASHTRA STATE P.W.D.

Sanjay Waman Gedam

Digitally signed by Sanjay Waman Gedam
Date: 2019.02.25 11:09:11 +05'30'

S.V. GEDAM CHIEF ARCHITECT (IC) (CA/901/3011)	Y.N. DESHPANDE DY.CH. ARCHITECT (IC) (CA/92/15381)
NORTH	DATE
JOB NO	DRG NO
SCALE	DRN BY
AS SHOWN	CHKD BY



LINE AREA DIAGRAM 15% LAYOUT R.G.
SCALE 1:200

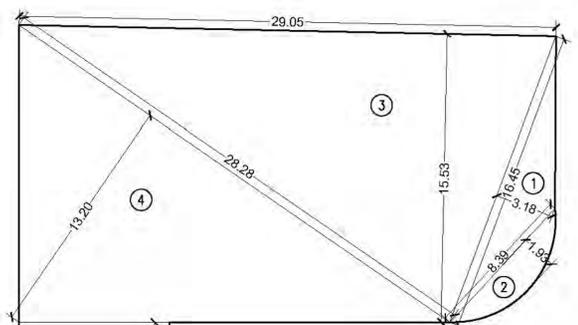
15% LAYOUT R.G AREA CALCULATION

R.G. AREA CALCULATION				
1	1/2 X	40.16 X	13.93 X 1 NO	= 279.71 SQ.MT.
2	1/2 X	40.16 X	9.08 X 1 NO	= 182.33 SQ.MT.
3	1/2 X	91.84 X	36.16 X 1 NO	= 1660.47 SQ.MT.
4	1/2 X	91.84 X	5.48 X 1 NO	= 251.64 SQ.MT.
5	1/2 X	78.24 X	23.38 X 1 NO	= 914.78 SQ.MT.
6	1/2 X	38.09 X	11.04 X 1 NO	= 210.26 SQ.MT.
7	2/3 X	11.02 X	1.88 X 1 NO	= 12.93 SQ.MT.
8	1/2 X	37.46 X	18.32 X 1 NO	= 343.13 SQ.MT.
TOTAL ADDITION				= 3855.25 SQ.MT. X
DEDUCTIONS				
1	2/3 X	27.71 X	5.47 X 1 NO	= 101.05 SQ.MT. Y1
TOTAL DEDUCTION				= 101.05 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 3754.20 SQ.MT. X1

DRAFT PLAN FOR APPROVAL

AKHARE NILESH BADRIKISHOR
Panchal Paresh Suryakant
Digitally signed by Panchal Paresh Suryakant
Date: 2019.02.25 17:10:06 +05'30'

S.E.(B.P.) SPL CELL A.E.(B.P)SPL CELL E.E.(B.P)SPL CELL



PHYSICAL R.G. AREA CALCULATION (PLOT - B)

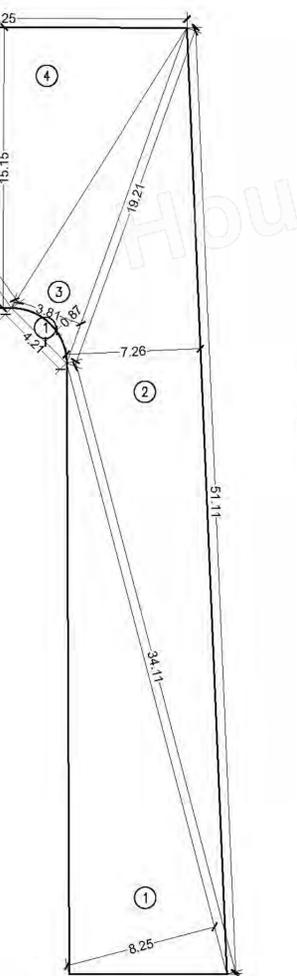
R.G. 1 AREA CALCULATION				
1	1/2 X	34.11 X	8.25 X 1 NO	= 140.70 SQ.MT
2	1/2 X	51.11 X	7.26 X 1 NO	= 185.53 SQ.MT
3	1/2 X	19.21 X	3.81 X 1 NO	= 36.60 SQ.MT
4	1/2 X	20.25 X	15.15 X 1 NO	= 153.39 SQ.MT
5	1/2 X	18.63 X	4.76 X 1 NO	= 44.34 SQ.MT
6	1/2 X	15.98 X	3.32 X 1 NO	= 26.53 SQ.MT
7	2/3 X	6.64 X	1.28 X 1 NO	= 5.67 SQ.MT
TOTAL ADDITION				= 592.76 SQ.MT X
DEDUCTIONS				
1	2/3 X	4.21 X	0.87 X 1 NO	= 2.44 SQ.MT Y1
TOTAL DEDUCTION				= 2.44 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]				= 590.32 SQ.MT X1

PHYSICAL R.G. AREA CALCULATION (PLOT - B)

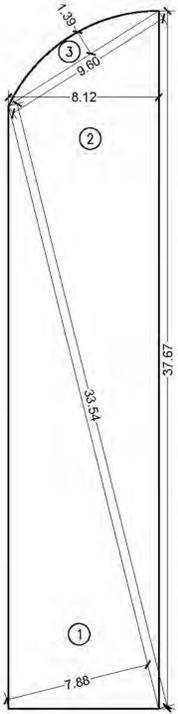
R.G.2 AREA CALCULATION				
1	1/2 X	16.45 X	3.18 X 1 NO	= 26.16 SQ.MT
2	2/3 X	8.39 X	1.93 X 1 NO	= 10.80 SQ.MT
3	1/2 X	29.05 X	15.53 X 1 NO	= 225.57 SQ.MT
4	1/2 X	28.28 X	13.20 X 1 NO	= 186.65 SQ.MT
5	1/2 X	8.12 X	37.67 X 1 NO	= 305.88 SQ.MT
TOTAL ADDITION				= 755.06 SQ.MT X
PROP. R.G. AREA RG1 + RG2				= 1345.38 SQ.MT. X

PAVED R.G. AREA CALCULATION (PLOT - B)

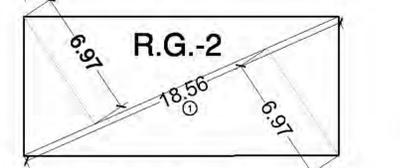
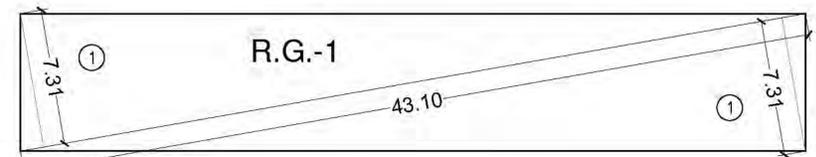
R.G.3 AREA CALCULATION				
1	1/2 X	33.54 X	7.88 X 1 NO	= 132.15 SQ.MT.
2	1/2 X	37.67 X	8.12 X 1 NO	= 182.94 SQ.MT.
3	2/3 X	9.60 X	1.39 X 1 NO	= 8.90 SQ.MT.
TOTAL ADDITION				= 293.99 SQ.MT. X



LINE AREA DIAGRAM PHYSICAL R.G.-1 (PLOT - B)
SCALE 1:200



LINE AREA DIAGRAM PAVED R.G. (PLOT - B)
SCALE 1:200



PHYSICAL & PAVED R.G. (PLOT - A)

AREA CALCULATION FOR RG - 1				
1	1/2 X	43.10 X	7.31 X 2 NOS	= 315.06 SQ.MT.
AREA CALCULATION FOR RG - 2				
1	1/2 X	18.56 X	6.97 X 2 NOS	= 129.36 SQ.MT.
TOTAL ADDITION				= 444.42 SQ.MT.
PROP. R.G. AREA RG1 + RG2				= 444.42 SQ.MT.

LINE AREA DIAGRAM PHYSICAL R.G.-2 (PLOT - B)
SCALE 1:200

PROFORMA - B

NAME OF THE OWNER :-
STATE GOVT.OF MAHARASHTRA

CONTENTS OF SHEET :-
R.G.AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY :-
PROPOSED DEVELOPMENT ON PLOT BEARING CTS.NO.141-A AT AMBIVLI ANDHERI

OFFICE OF THE CHIEF ARCHITECT MAHARASHTRA STATE P.W.D. MUMBAI.

Sanjay Waman Gedam Digitally signed by Sanjay Waman Gedam
Date: 2019.02.25 11:10:29 +05'30'

S.V.GEDAM CHIEF ARCHITECT (IC) (CA/90/13011) Y.N. DESHPANDE DY. CH. ARCHITECT (IC) (CA/92/15391)

DATE	JOB NO	DRG NO	SCALE	DRN BY	CHKD BY
			AS SHOWN		